

CARMEL REDEVELOPMENT COMMISSION Meeting, Wednesday, April 21, 2010

President Ron Carter called the meeting to order at 6:37 p.m. Commission members Tom Crowley, Jeff Worrell and Greg Phillips were present, constituting a quorum. Also present were Karl Haas, Les Olds, Don Cleveland and Megan McVicker.

Others present:

Mike Anderson, James Browning, Mike Shaver, Mike Lee, Bryan Mitchell and Brandon Weddle.

The Pledge of Allegiance was said.

Bid Openings

Parcel 9-31 - Main Street Survey/Patio Seating Project

Brandon Weddle, Construction Manager with REI Construction, opened and read aloud the bids. [Please see attached bid tabulation results]

Mr. Olds stated this covers the construction of outdoor patio seating areas in front of three food service businesses on Main Street. Five existing parking spaces will be used for the construction of the seating areas. A fence, curb and landscaping are included in the design plans to maintain the safety of diners. CRC staff has met with the food service business owners to outline the details of the project.

Mr. Worrell noted that while parking spaces will be lost for this project, the amount of parking in the area is growing with 171 parking spaces at the Indiana Design Center and additional spaces within the Arts District Lofts and Shoppes project.

Approval of Minutes

March 17, 2010: Moved for approval by Mr. Worrell, seconded by Mr. Crowley and unanimously approved.

March 24, 2010: Moved for approval by Mr. Worrell, seconded by Mr. Crowley and unanimously approved.

March 31, 2010: Moved for approval by Mr. Worrell, seconded by Mr. Crowley and unanimously approved.

Financial Matters

Mr. Cleveland announced the March 2010 end of month operating balance for the CRC General Fund is \$2,916,418.26. [A later review corrected this number to \$4,255,909].

Mr. Cleveland requested the Commission's approval to pay invoices for the CRC General Fund in the amount of \$432,306.09. Mr. Worrell moved to approve CRC General Fund claims as submitted. Seconded by Mr. Crowley and passed unanimously.

Mr. Cleveland requested the approval of PAC invoices for regular construction in the amount of \$2,919,353.64. Mr. Worrell moved to approve expenditures in the PAC Construction fund, seconded by Mr. Crowley. Passed unanimously.

Mr. Cleveland requested approval from the Commission to pay PAC invoices for emergency repair for \$10,485.98. Mr. Worrell moved to approve, seconded by Mr. Crowley and passed unanimously.

Committee Reports

Mr. Worrell reported the Plan Review and Interior Design Panel met on Wednesday, April 14, 2010. Mr. Worrell referenced the update prepared in the monthly Commissioners' report and opened the floor for questions. No questions were posed.

Update on Properties

Mr. Olds opened the floor for questions with regards to projects presented in the monthly Commissioners' report, including CRC projects, Signature Construction projects and the Concert Hall. No questions were posed.

Old Town Arts & Design District

Ms. McVicker announced Boo & Gaga, a fashion and makeup boutique, recently opened in the Arts & Design District.

Old Business

Presentation of Draft Economic Development Plan: Meridian & Main Economic Development Area

Mike Shaver, President of Wabash Scientific, Inc., presented an economic development plan regarding the Meridian & Main project. This plan is a supplement to previous plans for the area between the Old Meridian area and US 31 corridor detailed on the first page of the presentation distributed at the meeting. Mr. Shaver stated this was previously designated as an EDA and requested consideration for Tax Increment Financing (TIF) incentives for the project.

Mr. Shaver stated no course of action had to take place during the April 21 meeting and the purpose of the presentation was to propose options for future meetings. Discussion ensued regarding the timeline of decision and next steps in the process.

Mr. Worrell questioned if the Spine Center noted in the presentation was an absolute in the project plans. James Browning of Browning Investments approached the microphone to discuss. Mr. Browning stated the design of building has been approved and financing is in place. Discussion ensued regarding the Spine Center and process for development.

Mr. Crowley suggested an action item regarding this project be added to the May 6 CRC special meeting agenda. This was agreed upon by the Commission, with the stipulation by Mr. Worrell that the Commission reviews the declaratory resolution they are voting on prior to the meeting. [The May 6 special meeting was postponed to a later date].

Mr. Carter requested Mr. Browning obtain an agreement that ensures the Spine Center stay a for-profit facility and taxable entity.

Mr. Carter questioned the \$1.1 million in payments to the Spine Center group listed in the "Summary of the Request for TIF Incentives" segment of the proposal. Mr. Browning stated the correct amount listed should be \$550,000. Mr. Haas noted that everything is listed twice in the summary, which accounts for the error. Mr. Shaver noted he will fix this issue in the presentation. With regards to Mr. Carter's questioning of the payments, Mr. Browning noted the \$550,000 will be used for infrastructure of the building. Mr. Carter noted the amount was listed as incentives for the Spine Group and not infrastructure improvements. He requested this be revised and clarified. Mr. Shaver will provide an updated version to the Commission.

Before moving to 'New Business' on the agenda, Mr. Carter asked Mike Anderson with Shiel Sexton to present his update as it was skipped during the 'Updates on Properties' segment of the meeting. Mr. Anderson, Construction Manager for the RPAC, gave an update and slideshow presentation on the construction progress.

New Business

Awarding of Contract to SBLD for Regional Performing Arts Center Campus Lighting

Mr. Olds stated concepts were recently presented to the Plan Review and Interior Design Committee pertaining to the need of retaining a lighting designer for the Regional Performing Arts Center Campus. Mr. Olds stated Steven Libman, Executive Director for the RPAC, believed adequate lighting around the perimeter of The Palladium and Green was highly important. Proposals were solicited to provide a design concept that covered the whole campus area for uniform lighting plan and color of lighting.

The Plan Review and Interior Design Committee review submitted proposals and supported retaining SBLD and L'Acquis. The Committee asked that these items be presented at the April 21 meeting with the recommendation to award the contracts.

Mr. Worrell added that SBLD and L'Acquis working together were 1/3 less expensive than other quotes received.

Mr. Worrell moved to approve a professional service agreement with SBLD for the site lighting of Parcel 7C to include Palladium, Green, Main Theater, Streetscape, and Office Building #1 in the amount of \$41,000. Seconded by Mr. Crowley and passed unanimously.

Awarding of Contract to L'Acquis to Provide Electrical Engineering Contract Documents

Mr. Worrell moved to approve the awarding of the contract to L'Acquis to provide electrical engineering contract documents with the stipulation that the contract is in the amount of \$37,000. Seconded by Mr. Crowley and passed unanimously.

CRC Meeting, April 21, 2010

Other Business

None at this time.

Announcements

None at this time.

Adjournment

Mr. Worrell moved the meeting be adjourned and seconded by Mr. Crowley. The meeting was adjourned at 7:34 p.m.

The next regularly scheduled meeting is Wednesday, May 19, 2010 at 6:30 p.m.

CARMEL REDEVELOPMENT COMMISSION Meeting, Wednesday, April 21, 2010

President Ron Carter called the meeting to order at 6:37 p.m. Commission members Tom Crowley, Jeff Worrell and Greg Phillips were present, constituting a quorum. Also present were Karl Haas, Les Olds, Don Cleveland and Megan McVicker.

Others present:

Mike Anderson, James Browning, Mike Shaver, Mike Lee, Bryan Mitchell and Brandon Weddle.

The Pledge of Allegiance was said.

Bid Openings

Parcel 9-31 - Main Street Survey/Patio Seating Project

Brandon Weddle, Construction Manager with REI Construction, opened and read aloud the bids. [Please see attached bid tabulation results]

Mr. Olds stated this covers the construction of outdoor patio seating areas in front of three food service businesses on Main Street. Five existing parking spaces will be used for the construction of the seating areas. A fence, curb and landscaping are included in the design plans to maintain the safety of diners. CRC staff has met with the food service business owners to outline the details of the project.

Mr. Worrell noted that while parking spaces will be lost for this project, the amount of parking in the area is growing with 171 parking spaces at the Indiana Design Center and additional spaces within the Arts District Lofts and Shoppes project.

Approval of Minutes

March 17, 2010: Moved for approval by Mr. Worrell, seconded by Mr. Crowley and unanimously approved.

March 24, 2010: Moved for approval by Mr. Worrell, seconded by Mr. Crowley and unanimously approved.

March 31, 2010: Moved for approval by Mr. Worrell, seconded by Mr. Crowley and unanimously approved.

Financial Matters

Mr. Cleveland announced the March 2010 end of month operating balance for the CRC General Fund is \$2,916,418.26. [A later review corrected this number to \$4,255,909].

Mr. Cleveland requested the Commission's approval to pay invoices for the CRC General Fund in the amount of \$432,306.09. Mr. Worrell moved to approve CRC General Fund claims as submitted. Seconded by Mr. Crowley and passed unanimously.

Mr. Cleveland requested the approval of PAC invoices for regular construction in the amount of \$2,919,353.64. Mr. Worrell moved to approve expenditures in the PAC Construction fund, seconded by Mr. Crowley. Passed unanimously.

Mr. Cleveland requested approval from the Commission to pay PAC invoices for emergency repair for \$10,485.98. Mr. Worrell moved to approve, seconded by Mr. Crowley and passed unanimously.

Committee Reports

Mr. Worrell reported the Plan Review and Interior Design Panel met on Wednesday, April 14, 2010. Mr. Worrell referenced the update prepared in the monthly Commissioners' report and opened the floor for questions. No questions were posed.

Update on Properties

Mr. Olds opened the floor for questions with regards to projects presented in the monthly Commissioners' report, including CRC projects, Signature Construction projects and the Concert Hall. No questions were posed.

Old Town Arts & Design District

Ms. McVicker announced Boo & Gaga, a fashion and makeup boutique, recently opened in the Arts & Design District.

Old Business

Presentation of Draft Economic Development Plan: Meridian & Main Economic Development Area

Mike Shaver, President of Wabash Scientific, Inc., presented an economic development plan regarding the Meridian & Main project. This plan is a supplement to previous plans for the area between the Old Meridian area and US 31 corridor detailed on the first page of the presentation distributed at the meeting. Mr. Shaver stated this was previously designated as an EDA and requested consideration for Tax Increment Financing (TIF) incentives for the project.

Mr. Shaver stated no course of action had to take place during the April 21 meeting and the purpose of the presentation was to propose options for future meetings. Discussion ensued regarding the timeline of decision and next steps in the process.

Mr. Worrell questioned if the Spine Center noted in the presentation was an absolute in the project plans. James Browning of Browning Investments approached the microphone to discuss. Mr. Browning stated the design of building has been approved and financing is in place. Discussion ensued regarding the Spine Center and process for development.

Mr. Crowley suggested an action item regarding this project be added to the May 6 CRC special meeting agenda. This was agreed upon by the Commission, with the stipulation by Mr. Worrell that the Commission reviews the declaratory resolution they are voting on prior to the meeting. [The May 6 special meeting was postponed to a later date].

Mr. Carter requested Mr. Browning obtain an agreement that ensures the Spine Center stay a for-profit facility and taxable entity.

Mr. Carter questioned the \$1.1 million in payments to the Spine Center group listed in the "Summary of the Request for TIF Incentives" segment of the proposal. Mr. Browning stated the correct amount listed should be \$550,000. Mr. Haas noted that everything is listed twice in the summary, which accounts for the error. Mr. Shaver noted he will fix this issue in the presentation. With regards to Mr. Carter's questioning of the payments, Mr. Browning noted the \$550,000 will be used for infrastructure of the building. Mr. Carter noted the amount was listed as incentives for the Spine Group and not infrastructure improvements. He requested this be revised and clarified. Mr. Shaver will provide an updated version to the Commission.

Before moving to 'New Business' on the agenda, Mr. Carter asked Mike Anderson with Shiel Sexton to present his update as it was skipped during the 'Updates on Properties' segment of the meeting. Mr. Anderson, Construction Manager for the RPAC, gave an update and slideshow presentation on the construction progress.

New Business

Awarding of Contract to SBLD for Regional Performing Arts Center Campus Lighting

Mr. Olds stated concepts were recently presented to the Plan Review and Interior Design Committee pertaining to the need of retaining a lighting designer for the Regional Performing Arts Center Campus. Mr. Olds stated Steven Libman, Executive Director for the RPAC, believed adequate lighting around the perimeter of The Palladium and Green was highly important. Proposals were solicited to provide a design concept that covered the whole campus area for uniform lighting plan and color of lighting.

The Plan Review and Interior Design Committee review submitted proposals and supported retaining SBLD and L'Acquis. The Committee asked that these items be presented at the April 21 meeting with the recommendation to award the contracts.

Mr. Worrell added that SBLD and L'Acquis working together were 1/3 less expensive than other quotes received.

Mr. Worrell moved to approve a professional service agreement with SBLD for the site lighting of Parcel 7C to include Palladium, Green, Main Theater, Streetscape, and Office Building #1 in the amount of \$41,000. Seconded by Mr. Crowley and passed unanimously.

Awarding of Contract to L'Acquis to Provide Electrical Engineering Contract Documents

Mr. Worrell moved to approve the awarding of the contract to L'Acquis to provide electrical engineering contract documents with the stipulation that the contract is in the amount of \$37,000. Seconded by Mr. Crowley and passed unanimously.

CRC Meeting, April 21, 2010

Other Business

None at this time.

Announcements

None at this time.

Adjournment

Mr. Worrell moved the meeting be adjourned and seconded by Mr. Crowley. The meeting was adjourned at 7:34 p.m.

The next regularly scheduled meeting is Wednesday, May 19, 2010 at 6:30 p.m.

CARMEL REDEVELOPMENT COMMISSION Meeting, Wednesday, April 21, 2010

President Ron Carter called the meeting to order at 6:37 p.m. Commission members Tom Crowley, Jeff Worrell and Greg Phillips were present, constituting a quorum. Also present were Karl Haas, Les Olds, Don Cleveland and Megan McVicker.

Others present:

Mike Anderson, James Browning, Mike Shaver, Mike Lee, Bryan Mitchell and Brandon Weddle.

The Pledge of Allegiance was said.

Bid Openings

Parcel 9-31 - Main Street Survey/Patio Seating Project

Brandon Weddle, Construction Manager with REI Construction, opened and read aloud the bids. [Please see attached bid tabulation results]

Mr. Olds stated this covers the construction of outdoor patio seating areas in front of three food service businesses on Main Street. Five existing parking spaces will be used for the construction of the seating areas. A fence, curb and landscaping are included in the design plans to maintain the safety of diners. CRC staff has met with the food service business owners to outline the details of the project.

Mr. Worrell noted that while parking spaces will be lost for this project, the amount of parking in the area is growing with 171 parking spaces at the Indiana Design Center and additional spaces within the Arts District Lofts and Shoppes project.

Approval of Minutes

March 17, 2010: Moved for approval by Mr. Worrell, seconded by Mr. Crowley and unanimously approved.

March 24, 2010: Moved for approval by Mr. Worrell, seconded by Mr. Crowley and unanimously approved.

March 31, 2010: Moved for approval by Mr. Worrell, seconded by Mr. Crowley and unanimously approved.

Financial Matters

Mr. Cleveland announced the March 2010 end of month operating balance for the CRC General Fund is \$2,916,418.26. [A later review corrected this number to \$4,255,909].

Mr. Cleveland requested the Commission's approval to pay invoices for the CRC General Fund in the amount of \$432,306.09. Mr. Worrell moved to approve CRC General Fund claims as submitted. Seconded by Mr. Crowley and passed unanimously.

Mr. Cleveland requested the approval of PAC invoices for regular construction in the amount of \$2,919,353.64. Mr. Worrell moved to approve expenditures in the PAC Construction fund, seconded by Mr. Crowley. Passed unanimously.

Mr. Cleveland requested approval from the Commission to pay PAC invoices for emergency repair for \$10,485.98. Mr. Worrell moved to approve, seconded by Mr. Crowley and passed unanimously.

Committee Reports

Mr. Worrell reported the Plan Review and Interior Design Panel met on Wednesday, April 14, 2010. Mr. Worrell referenced the update prepared in the monthly Commissioners' report and opened the floor for questions. No questions were posed.

Update on Properties

Mr. Olds opened the floor for questions with regards to projects presented in the monthly Commissioners' report, including CRC projects, Signature Construction projects and the Concert Hall. No questions were posed.

Old Town Arts & Design District

Ms. McVicker announced Boo & Gaga, a fashion and makeup boutique, recently opened in the Arts & Design District.

Old Business

Presentation of Draft Economic Development Plan: Meridian & Main Economic Development Area

Mike Shaver, President of Wabash Scientific, Inc., presented an economic development plan regarding the Meridian & Main project. This plan is a supplement to previous plans for the area between the Old Meridian area and US 31 corridor detailed on the first page of the presentation distributed at the meeting. Mr. Shaver stated this was previously designated as an EDA and requested consideration for Tax Increment Financing (TIF) incentives for the project.

Mr. Shaver stated no course of action had to take place during the April 21 meeting and the purpose of the presentation was to propose options for future meetings. Discussion ensued regarding the timeline of decision and next steps in the process.

Mr. Worrell questioned if the Spine Center noted in the presentation was an absolute in the project plans. James Browning of Browning Investments approached the microphone to discuss. Mr. Browning stated the design of building has been approved and financing is in place. Discussion ensued regarding the Spine Center and process for development.

Mr. Crowley suggested an action item regarding this project be added to the May 6 CRC special meeting agenda. This was agreed upon by the Commission, with the stipulation by Mr. Worrell that the Commission reviews the declaratory resolution they are voting on prior to the meeting. [The May 6 special meeting was postponed to a later date].

Mr. Carter requested Mr. Browning obtain an agreement that ensures the Spine Center stay a for-profit facility and taxable entity.

Mr. Carter questioned the \$1.1 million in payments to the Spine Center group listed in the "Summary of the Request for TIF Incentives" segment of the proposal. Mr. Browning stated the correct amount listed should be \$550,000. Mr. Haas noted that everything is listed twice in the summary, which accounts for the error. Mr. Shaver noted he will fix this issue in the presentation. With regards to Mr. Carter's questioning of the payments, Mr. Browning noted the \$550,000 will be used for infrastructure of the building. Mr. Carter noted the amount was listed as incentives for the Spine Group and not infrastructure improvements. He requested this be revised and clarified. Mr. Shaver will provide an updated version to the Commission.

Before moving to 'New Business' on the agenda, Mr. Carter asked Mike Anderson with Shiel Sexton to present his update as it was skipped during the 'Updates on Properties' segment of the meeting. Mr. Anderson, Construction Manager for the RPAC, gave an update and slideshow presentation on the construction progress.

New Business

Awarding of Contract to SBLD for Regional Performing Arts Center Campus Lighting

Mr. Olds stated concepts were recently presented to the Plan Review and Interior Design Committee pertaining to the need of retaining a lighting designer for the Regional Performing Arts Center Campus. Mr. Olds stated Steven Libman, Executive Director for the RPAC, believed adequate lighting around the perimeter of The Palladium and Green was highly important. Proposals were solicited to provide a design concept that covered the whole campus area for uniform lighting plan and color of lighting.

The Plan Review and Interior Design Committee review submitted proposals and supported retaining SBLD and L'Acquis. The Committee asked that these items be presented at the April 21 meeting with the recommendation to award the contracts.

Mr. Worrell added that SBLD and L'Acquis working together were 1/3 less expensive than other quotes received.

Mr. Worrell moved to approve a professional service agreement with SBLD for the site lighting of Parcel 7C to include Palladium, Green, Main Theater, Streetscape, and Office Building #1 in the amount of \$41,000. Seconded by Mr. Crowley and passed unanimously.

Awarding of Contract to L'Acquis to Provide Electrical Engineering Contract Documents

Mr. Worrell moved to approve the awarding of the contract to L'Acquis to provide electrical engineering contract documents with the stipulation that the contract is in the amount of \$37,000. Seconded by Mr. Crowley and passed unanimously.

CRC Meeting, April 21, 2010

Other Business

None at this time.

Announcements

None at this time.

Adjournment

Mr. Worrell moved the meeting be adjourned and seconded by Mr. Crowley. The meeting was adjourned at 7:34 p.m.

The next regularly scheduled meeting is Wednesday, May 19, 2010 at 6:30 p.m.